

LAKE AUSTIN OVERLAY DISTRICT

Shouldn't Lake Austin parkland be protected like Town Lake parkland?

. Emma Long Park, Commons Ford Ranch Park, Bull Creek Park, Selma Hughes Park, Mary Quinlan Park, Mount Bonnell, Walsh Boat Landing, Loop 360 Boat Ramp, Laguna Gloria, Bee Creek Preserve, Mayfield Nature Preserve, Balcones Canyonlands Preserves and other wildland areas are along Lake Austin and should be protected like Town Lake parkland.

I propose the City of Austin create a 'Lake Austin Overlay District' to protect the Colorado River for future generations. The City should protect the whole 28 miles of the Colorado River by creating an 'Austin River Authority' and having it monitor the two overlay districts for Lake Austin & Lady Bird Lake . If Lake Austin is not protected then there is no need to spend time protecting the water down stream of Tom Miller Dam. I also propose a "Lake Austin 'Scenic Vista' Corridor Ordinance" be created similar to the Hill Country Roadway Corridor Ordinance and the Capitol View Corridor Overlay District to protect the scenic views of the Balcones Rock Cliff and the Colorado River Valley along Lake Austin. The words and spirit of the 1984 Lake Austin Watershed Ordinance should guide the City of Austin.

Change "Town / Ladybird Lake" to "Colorado River"

Change "Tom Miller Dam" to "Mansfield Dam"

§ 25-2-175 WATERFRONT OVERLAY (WO) DISTRICT PURPOSE AND BOUNDARIES.

(A) The purpose of the waterfront overlay (WO) district is to promote the harmonious interaction and transition between urban development and the park land and shoreline of Town Lake and the Colorado River.

(B) The WO district applies to all property in its boundaries.

(C) The boundaries of the WO district are identified in Appendix B of this chapter.

Source: Section 13-2-160(a); Ord. 990225-70; Ord. 031211-11.

§ 25-2-732 BALCONES ROCK CLIFF SUBDISTRICT REGULATIONS.

(A) This section applies in the Balcones Rock Cliff subdistrict of the WO combining district.

(B) The primary setback line is located:

(1) 75 feet landward from Town Lake shoreline; or

(2) 50 feet landward from the Town Lake shoreline, for a single-family lot platted before July 17, 1986 that is either zoned RR or at least 20,000 square feet in size.

(C) For an area not included in a primary setback area or a secondary setback area, the maximum impervious cover is 30 percent.

(D) For the exterior of a building visible from parkland adjacent to Town Lake, natural building materials are required.

(E) For the portion of a structure that is visible from the Town Lake shoreline, at least 75 percent of the structure at grade level must be screened with trees and shrubs native to the Balcones Cliff subdistrict and approved by the city arborist.

(F) The maximum height is the lower of 35 feet or the maximum height allowed in the base zoning district.

Source: Section 13-2-702(o); Ord. 990225-70; Ord. 031211-11; Ord. 20090611-074.

Balcones Rock Cliff subdistrict, which includes the property bounded by the Town Lake shoreline on the north, Stratford Drive and Bee Creek Preserve on the south, Zilker Park on the east, and Tom Miller Dam on the west;

“LAKE AUSTIN ‘SCENIC VISTA’ CORRIDOR ORDINANCE” -

This will be similar to the Hill Country Roadway Corridors and the Capital View Corridor Overlay District. Just as we are suppose to protect the scenic vistas of Lake Austin from the Hill Country Roadway Corridors; we should protect the views from Lake Austin toward the Hill Country Roadway Corridors of the Colorado River Valley. The scenic views of the ‘Balcones Rock Cliff’ formation along the entire length of the Colorado River should be protected. This would include the use of natural & native building materials and the special revegetation criteria that is in the current Hill Country Roadway Ordinance for construction along Lake Austin. “Site development regulations applicable to a Scenic Vista Corridor Overlay district use are designed to minimize visual and environmental disruptions of scenic views.”

ARTICLE 11. HILL COUNTRY ROADWAY REQUIREMENTS.

Division 1. General Provisions.

§ 25-2-1101 DEFINITIONS.

In this article:

SCENIC VISTA means a generally recognizable, noteworthy view of:

- (1) Barton Creek;
- (2) Bull Creek;
- (3) West Bull Creek;
- (4) Lake Austin;
- (5) Lake Travis;
- (6) a valley of the Colorado River; or
- (7) the downtown area of Austin.

Source: Section 13-2-783(b)(1); Ord. 990225-70; Ord. 031211-11.

§ 25-2-1103 HILL COUNTRY ROADWAY CORRIDORS IDENTIFIED.

A hill country roadway corridor is the land within the City’s zoning jurisdiction located 1,000 feet or less from each side of the right-of-way of the following roadways:

- (1) Loop 360, from US 290 West to US 183;
- (2) RM 620, from SH 71 to Anderson Mill Road;
- (3) RM 2222, from Highland Hills Drive to RM 620;
- (4) RM 2244, from Loop 360 to SH 71; and
- (5) Southwest Parkway.

Source: Section 13-2-1; Ord. 990225-70; Ord. 031211-11.